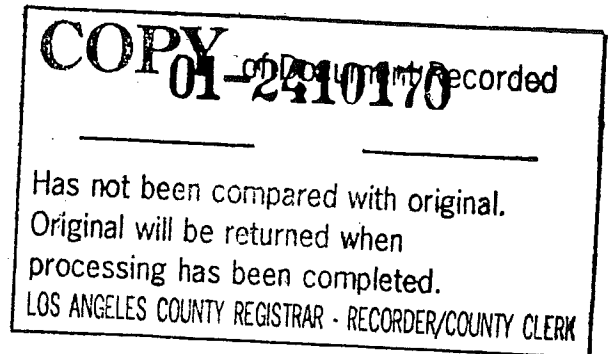


DEC 17 2001

RECORDING REQUESTED BY

WHEN RECORDED, MAIL TO:

Eastern Diamond
1611 W. Rosecrans Avenue
Gardena, CA 90248
(310) 323-8840
Attention: *Ms. Gina Hsu*



MAIL TAX STATEMENTS TO ADDRESS ABOVE

201057420-X59
203023182-M19

(Space above for Recorder's Use Only)

Portion
Parcel No. *1351-002-021*

CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

[Statement Of Tax Due and Request that Stamps not be Made Part of the Permanent Record to be filed separate from the Grant Deed.]

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BOEING REALTY CORPORATION, a California corporation ("Grantor"), hereby GRANTS to GLJ HOLDING, LLC, a California limited liability company ("Grantee"), the real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

SUBJECT TO:

1. Current Taxes and Assessments.
2. All other exceptions to title set forth in that certain title policy issued in favor of grantee as of the date of recordation of this deed.

BRC\HSU\CLOSEDOX\DEED.1
10/25/01 (1)

3. All rights or interests discoverable by inquiry of parties in possession and/or all rights or interests which would be disclosed by an inspection of the property conveyed hereby.

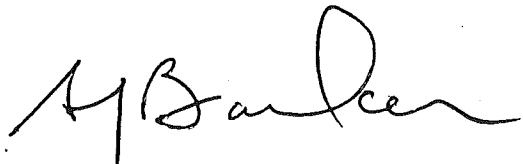
By accepting this Deed, the grantee hereunder (on behalf of itself, its successors and assigns and all future owner(s) and/or lessee(s) of any interest(s) in the real property conveyed hereby or any portion hereof) covenants and agrees that it shall not cause or permit at any time the total Floor Area Ratio as to any parcel(s) conveyed hereby (or future reconfigurations of same) to exceed 0.50. This covenant shall run with the real property conveyed hereby and be binding upon and specifically enforceable against any present or future owner(s) and/or lessee(s) of any interest(s) in the real property conveyed hereby or any portion hereof. The grantor hereunder reserves the right to enforce this covenant and/or assign the rights to enforce the same to any person(s) or entity(ies) at any time(s) and from time to time.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed as of the date indicated.

DATED: December 7, 2001

BOEING REALTY CORPORATION

By:



Its:

STEPHEN J. BARKER
DIRECTOR-BUSINESS OPERATIONS

EXHIBIT "A"
(LEGAL DESCRIPTION)

LOTS 1, 2, 3 AND 4 OF TRACT NO. 52172-03, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1262 PAGES 63 TO 65 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

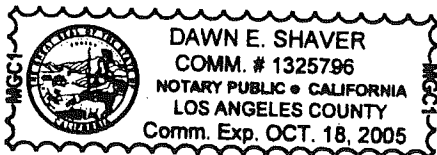
County of Los Angeles } ss.

On 12-07-01, before me, Dawn E. Shaver Notary Public,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Stephen J. Barker,
Name(s) of Signer(s)

- ☒ personally known to me
☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Dawn E. Shaver

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here